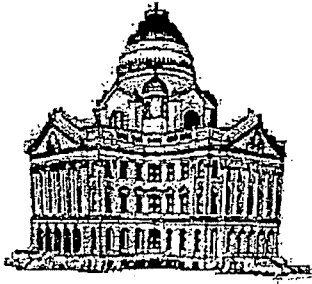


EXHIBIT “A”

JOAN HOGGARTH
LUZERNE COUNTY CLERK OF RECORDS
DIVISION OF JUDICIAL SERVICES AND RECORDS



Recorder of Deeds Division
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18711
(570) 825-1641

***RETURN DOCUMENT TO:**
DOUGLAS BRUCE
PO BOX 26018
COLORADO SPRINGS, CO 80936
PHONE: (719) 550-0010

Instrument Number - 201830674

Recorded On 6/11/2018 At 11:03:32 AM

*** Instrument Type - DEED EXEMPT**

Invoice Number - 956226 User ID: MJH

*** Grantor - COLLINS, HELEN P**

*** Grantee - BRUCE, DOUGLAS**

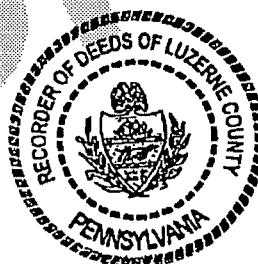
*** Customer - DOUGLAS BRUCE**

***Total Pages - 4**

*** FEES**

PA WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
COUNTY RECORDING FEE	\$13.00
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$3.00
HOUSING TRUST FUND	\$13.00
TOTAL PAID	\$71.75

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Luzerne County, Pennsylvania



Joan Hoggarth
Joan Hoggarth
Clerk of Records
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER
D11SE3-11-11-T
Total Property Identification Numbers: 1

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201830674

BOOK: 3018 PAGE: 104242

QUITCLAIM DEED

THIS DEED is dated MAY 14, 2018, and is made
between HELEN COLLINS

(whether one, or more than one), the "Grantor," of the * CITY OF COLORADO SPRINGS
County of EL PASO and State of COLORADO
and

DOUGLAS BRUCE

(whether one, or more than one), the "Grantee," whose legal address is

P.O. BOX 26018, COLORADO SPRINGS CO 80936
of the CITY OF COLORADO SPRINGS County of EL PASO and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of NO

DOLLARS, (\$

), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the CITY OF PITTSBURGH County of

— LUZERNE and State of Pennsylvania, described as follows:

PIN D 11 SE 3 - 11 - 11, PITTSBURGH CITY,
COUNTY OF LUZERNE, STATE OF PENNSYLVANIA

CERTIFIED PROPERTY IDENTIFICATION NUMBER

MUNICIPALITY Pittsburgh City

PIN MAP D 11 SE 3 BLOCK 11 LOT 11

TRANSFER / DIVISION DA

DATE 5-17-18 MAPPING CLERK

also known by street address as: 385 N. MAIN STREET, PITTSBURGH CITY, LUZERNE
and assessor's schedule or parcel number: (PIN NUMBER) D 11 SE 3 - 11 - 11

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Helen P. Collins

REC Book 3018 Page 104243

STATE OF COLORADO

County of EL PASO

ss.

The foregoing instrument was acknowledged before me this 14th day of May, 2018
by Helen P. Collins

Witness my hand and official seal.

My commission expires: 01-25-2020

*Insert "City and" where applicable.

Notary Public

Yvonne M. Stemple
YVONNE M. STEMPL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084002776
COMMISSION EXPIRES JANUARY 25, 2020

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5,

REV-183 EX (2-15)

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE****201830674**

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	3018
Page Number	104242
Date Recorded	6/11/18

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name DOUGLAS BRUCE	Telephone Number: 719-550-0010
Mailing Address P.O. Box 26018	City COLORADO SPRINGS
	State CO
	ZIP Code 80936

B. TRANSFER DATA

Date of Acceptance of Document MAY/14/ 2018	
Grantor(s)/Lessor(s) HELEN P. COLLINS	Telephone Number: 719-550-0010
	Grantee(s)/Lessee(s) DOUGLAS BRUCE
Mailing Address 632 LAKEWOOD CIRCLE	Mailing Address P.O. Box 26018
City COLORADO SPRINGS	City COLORADO SPRINGS
State CO	State CO
ZIP Code 80910	ZIP Code 80936

C. REAL ESTATE LOCATION

Street Address 385 N. MAIN ST.	City/Township, Borough PITTSBURGH
County CUZCO	School District PITTSBURGH AREA
	Tax Parcel Number D-11 SE-11-11

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 0	2. Other Consideration +	3. Total Consideration = 0
4. County Assessed Value 73,500	5. Common Level Ratio Factor X .97	6. Computed Value = 71,295

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 73,500	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☒ Transfer from a trust. Date of transfer into the trust **Nov. 2012**
If trust was amended attach a copy of original and amended trust.
- ☒ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) **SEE ATTACHED AGREEMENT**

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party [Signature]	Date June 4, 2018
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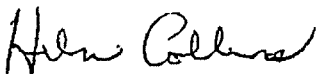
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

AGREEMENT

This agreement between business partners Helen Collins and Douglas Bruce is signed by them to reflect that bare nominal legal title will initially be recorded in the name of Collins because Bruce may be unavailable to handle certain transactions. This agreement applies to all out-of-state properties that have been or will be bought by Bruce with Bruce's money. Bruce is the equitable owner of these properties and a silent partner, and has the right to receive a transfer deed to each of them from Collins without charge upon request.

One such property is 385 N. Main in Pittston PA, an empty two-story building under contract to be purchased with Bruce's money in the name of Collins. If any claim is paid on the title insurance policy provided by seller, Collins agrees to turn over any such payment or income to Bruce. Collins will also keep Bruce notified of any legal papers filed regarding this property, and any other property under this agreement currently or in the future. A transfer by Collins to another party will be only with the consent of Bruce, and is in the nature of a power of attorney for that property. Collins is therefore holding bare legal title in trust for Bruce as a fiduciary duty.

Dated: October 30, 2012



Helen Collins



Douglas Bruce